

KNOW ALL MEN BY THESE PRESENTS THAT

I. Ronald L. Smith

29550

of Fairfield Somerset County, State of Maine
(being ~~unmarried~~), for consideration paid, hereby give, grant, and convey
~~grant~~ to Gail D. Wiggins, whose mailing address is 40 Columbia Road,
Waterville, Maine 04901

of Kennebec County, State of Maine
with **Warranty Covenants**, to her and her heirs forever
the land in Waterville Kennebec County, State of Maine.

TRANSFER
TAX
PAID

A certain lot or parcel of land with buildings thereon
situate on the Southerly side of Columbia Road, in Waterville,
County of Kennebec and State of Maine, bounded and described as
follows, to wit:

Starting at a point on the southerly line of Columbia Road,
which point is sixty-two and one-half (62 1/2) feet easterly from
the intersection of the southerly line of Columbia Road with the
easterly line of Drummond Avenue; thence to the south and keeping
parallel with the easterly line of Drummond Avenue a distance of
one hundred (100) feet to a point; thence at right angles to the
east a distance of sixty-two and one half (62 1/2) feet to a
point; thence to the north at right angles a distance of one
hundred (100) feet to said southerly line of Columbia Road; thence
to the west along the southerly line of said Columbia Road a
distance of sixty-two and one half (62 1/2) feet to a point of
beginning.

The conveyance is subject to the following restrictions,
which are to run with the land, to wit: No building other than a
private dwelling house for not over two-family occupancy, together
with private garage for use by occupants of house, shall be
erected upon said premises. No part of any building shall be
placed nearer than twenty (20) feet from the line of any street;
provided, however, that porticoes projecting not over three feet,
steps and windows are to be allowed on said reserved space. No
double-decked porches may be built on any house. Said dwelling
house and garage shall cost not less than seventy-five hundred
dollars (\$7,500.00). The garage, unless built as part of the
house shall be set back at least sixty (60) feet from the line of
the street. No animals of any kind shall be kept on the premises,
excepting, however, household pets. No dwelling shall be erected
on any lot having less than fifty (50) feet frontage on the
street.

Sonia M. Smith wife of said grantor,
joins as grantor and releases all rights by descent and all other rights.

Witness our hand and seal this

22nd day of December 1986

RONALD L. SMITH

SONIA M. SMITH

The State of Maine Kennebec

ss. December 22 19 86

Then personally appeared the above named Ronald L. Smith

and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Samuel J. Hemper

Justice of the Peace - Attorney at Law - Notary Public

MY COMMISSION EXPIRES

SEAL

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